



Universal Access Statement for

Student Residence at Former Victor Motors Site, Goatstown Road,
Dublin 14

(Issue.01)

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1. Project Description

The proposed development includes the demolition of an existing building.

The proposed development will be comprised of

- 220 no. student bedspaces (including 10 no. studios), all within a part single storey, part 4 no. storey and part 6 no. storey 'U'-Shaped building;
- The building is single to 4 no. storeys along the southern boundary (with roof terraces at 4th floor level) and part 5 and 6 storeys along Goatstown Road (with set backs) and boundary to the north (with roof terrace at 5th floor level fronting onto Goatstown Road);
- Amenity space equating to c. 1,785 sqm is provided across the site consisting of c. 1,247 sqm of external amenity in the form of a central courtyard at ground level and roof terraces at 4th and 5th floor levels;
- Internal amenity space equating to c. 538 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space;
- Provision of 176 no. long stay bicycle parking spaces (incl. 2 cargo and 2 e-bike, 85 Stacked and 85 Sheffield) distributed within the central courtyard and North boundary (stacked parking with roof cover with Sheffield stands to the lower level) and 2 short stay cargo spaces and 8 short stay Sheffield spaces in the central courtyard with a further 34 short stay Sheffield spaces adjacent to the front and North boundary.
- Provision for 6 no. carparking spaces comprising 2 no. disabled parking spaces and 4 no. set down parking spaces adjacent to the front entrance to the site;
- Vehicular access to the site is via Goatstown Road from 2 no. entrance points [reduction from 3 no. entrances currently];
- Ancillary single storey ESB substation and switch room and refuse store are provided at ground level;
- Provision of surface water and underground attenuation and all ancillary site development works including site wide landscaping works, lighting, planting and boundary treatment

1. Application of Part M of the Second Schedule of the Building Regulations for the Proposed Works

The proposed development scheme must meet the requirements of Part M of the Building Regulations. Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain transitional arrangements. The requirements of Part M 2010 are as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Figure 1 – The requirements of Part M (2010) of the Building Regulations

The Design Team recognises that since the introduction of the Disability Act in 2005, Irish Building Regulations (See Figure 1 above) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the Building Regulations 2010 Technical Guidance Document M – Access and Use, or alternatively TGD M 2010.

TGD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Building Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2010 states:

“The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations. Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations(as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded, provided that the relevant requirements of the Regulations are complied with. Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with”.

The design team during the planning stages of this project are satisfied that the proposed works will meet the requirements of Part M of the Second Schedule of the Building Regulations. For example:

- 2no. Disabled accessible parking spaces are provided at grade
- These bays are designed to meet the guidance in Section 1.1.5 of TGD M 2010;
- Various accessible landscaped areas are provided throughout the site and are designed to meet the guidance in Section 1.1 of TGD M 2010;
- Adequate access routes are provided from all designated car parking facilities to the main entrances of the building serving the vertical circulation cores. The routes will be designed in accordance with Section 1.1.3 of TGD M 2010, with 1800mm x 1800mm level landings provided at all accessible entrances
- All common area entrances to the building are designed in accordance with the guidance in Section 1.2 and Table 2 of TGD M 2010
- Internal corridors, floor finishes and doors within communal areas are designed in accordance with Section 1.3 of TGD M 2010 with 1800mm turning areas are provided at adequate intervals throughout each building's common area
- At least 1 No. passenger lift and 1 No stair suitable for ambulant disabled people is provided in a vertical circulation cores serving all floors within the building. The lifts are designed in accordance with the guidance in Section 1.3.4.2 of TGD M 2010 and stairs in accordance with Section 1.3.4.3 of TGD M 2010. Refer to drawings for further details which indicate the location of lifts and stairs within the Blocks
- All communal facilities within or surrounding the building are provisioned as accessible to meet the needs of all users in accordance with the guidance in TGD M 2010;
- All pods are designed to meet the guidance in Section 3 of TGD M 2010 (e.g. 1200mm x 1200mm level landings at apartment entrances and 800mm wide doors at to apartment entrances)

The Design Team notes that TGD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the building and are committed to ensuring that:

- Independently accessible means of approach to the accessible entrances of the building and circulation around the proposed development will be provided in accordance with Section 1.1 of TGD M 2010. (level access route, gently sloped access routes, pedestrian crossings, etc.)
- Entrances to the proposed building will be independently accessible and avoid segregation based on a person's level of ability in accordance with Section 1.2 of TGD M 2010. (accessible entrance doors- glazed, manual, entrance lobbies, etc.)
- Other facilities within the proposed communal areas will be accessible and usable, designed and constructed to facilitate active participation where appropriate in accordance with Section 1.5 of TGD M 2010. (refreshment facilities, switches, outlets and controls, etc.)
- Independently accessible sanitary facilities, where provisioned, that meet the needs of people with a wide range of abilities, will be provided within the proposed works in accordance with Section 1.4 of TGD M 2010. (wheelchair accessible)
- People will be able to travel horizontally and vertically, within the building conveniently and without discomfort in order to make use of all relevant facilities in accordance with Section 1.3 of TGD M 2010. (Internal doors, corridors, internal lobbies, passenger lifts, stairs, etc.)
- Adequate aids to communication will be provided within the common areas to ensure people can independently access and use the building and its facilities in accordance with Section 1.6 of TGD M2010. (signage, visual contrast, lighting, audible aids, etc.)
- Apartment pods within the development will be designed in accordance with Section 3 of TGD M 2010, ensuring that they provide adequate access for visitors, including accessible entrances with clear level landings, adequate circulation within the entrance storey, accessible WCs suitable for visitors, etc

References:

- *DEHLG (2010) Building Regulation, 2010 Technical Guidance*
- *Document M. Access and Use. Department of Environment, Heritage and Local Government, Dublin.*
- *Access – improving the accessibility of Historic Buildings and Places published by the Department of Arts, Heritage and Gaeltacht.*
- *Architectural Heritage Protection - Guidelines for Planning Authorities(2004) – Chapter 18 – Improving Access;*
- *BSI (2018), BS8300-1: Design of an accessible and inclusive built environment, Part 1: External environment – Code of practice.*
- *BSI (2018), BS8300-2: Design of an accessible and inclusive built environment, Part 2: Buildings – Code of practice.*
- *NDA (2002), Building for Everyone. The National Disability Authority, Dublin*

